



# 1670 Pritchard Drive West Kelowna British Columbia

\$2,195,000

Welcome to a truly exceptional waterfront retreat on Pritchard Canal, where the Okanagan lifestyle comes to life. Here you will find the convenience of waterfront living without the higher tax bill. Designed for comfort and elegance, this professionally renovated 3-bedroom walkout rancher offers over 3,600 sq. ft. of luxurious living space. The bright, open floor plan flows seamlessly from the gourmet kitchen, boasting a granite island, custom wood cabinetry, stainless steel appliances, and a gas range to the inviting living areas with maple hardwood floors. The main level features a sophisticated master suite, a private office, and an inspiring art studio. Downstairs, a spacious family room, and a convenient guest or in-law suite complete with its own laundry and private entrance provide ample flexibility. Enjoy modern amenities like a Navien instant hot water system. Heading outside, you are welcomed by captivating views of the canal waterway and the picturesque Mission Hill Winery bell tower. Outdoor entertaining is a dream with a covered patio, a charming timbered pergola, a main level deck, and a beautifully landscaped, east-facing front courtyard. And as expected with a property on the waterway, this home on prestigious Pritchard Drive offers a newer dock with 4000 lb electric boat lift for your private moorage. With an impressive front entry, a double garage, covered pergola carport, this is an unparalleled opportunity to embrace the best of Okanagan living. (id:6769)

3pc Bathroom 6'9" x 8'11"

Bedroom 13'6" x 13'2"

Bedroom 13'4" x 12'0"

Recreation room 13'7" x 27'7"

Other 7'5" x 4'0"

Other 13'11" x 18'5"

Wine Cellar 10' x 6'11"

Other 13'11" x 17'0"

Games room 13'7" x 27'7"

Other 5'1" x 7'5"

Other 21'9" x 23'9"

2pc Bathroom 3'7" x 7'

5pc Ensuite bath 14'5" x 12'8"

Other 5'10" x 6'4"

Primary Bedroom 15'6" x 15'4"

Den 12'5" x 13'6"

Listing Presented By:



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Royal LePage Kelowna

<http://gregsellskelowna.com/>

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Other 10'11" x 6'9"

Family room 13'4" x 19'6"

Office 19' x 13'4"